

**Individual Property #7**

**Andrew Johnson Tower**



**General Description**

The Andrew Johnson Tower also known as the Gateway Plaza State Office Building is a 13-story (201.18 ft) building in Downtown Nashville, Tennessee and was completed in 1993.

Location: 710 James Robertson Parkway; Nashville, Tennessee 37243

Architect: Yearwood, Johnson, Stanton, & Crabtree

**Overall Evaluation**

This exterior teal green and grey structure is reiterated through the interior of the building. The use of grey porcelain floor tile, saturated green marble wall cladding, and green lighting create a dark and unnerving entry to the building.

While the ceiling height and volume allow for a nice experience the color and material selections take away from the overall feeling of space. This concept is continued throughout the vertical path of the building.

## Individual Spaces

### Main Lobby



Main Entry/Elevator Lobby



Security Desk



First Floor Corridor



Marble – Decorative Sconce Detail

### Detailed Recommendations

#### Floor

- Replace porcelain tile and base

#### Wall

- Re-Finish existing painted walls, polish and clean marble.

#### Ceiling

- Suspend ceiling element from vault:  
Armstrong; Woodworks Canopies (4'x 8' Panels) or equal.
- Small profile decorative fluorescent pendants shall be suspended between panels.

#### Lighting

- Install cove light to up-light vault
- Replace decorative wall sconces

## Conference Spaces



## Detailed Recommendations

### Floor

- Replace carpet and base

### Walls

- Replace existing wall finish- with Paint.

### Ceiling

- Replace light fixtures with direct/indirect fixtures and dimmable recessed cans for multiple light levels control

## Upper Elevator Lobbies



### Floor

- Replace carpet and base

### Walls

- Replace existing wall finish- with Paint.

### Ceiling

- Replace all acoustical ceiling tile and grid.
- Existing light fixtures shall be replaced with recessed cans for ambient light and indirect light features for additional light levels.

## Public Toilets



### Detailed Recommendations

#### Floor

- All floor material and base shall be replaced with porcelain tile (12" x 12" or greater) to reduce the amount of grout joints.

#### Wall

- Ceramic Wall Tile shall be used on all wet walls in a color/pattern coordinating with floor tile selection.
- Latex Semi-Gloss Paint shall be used on all wall surfaces where ceramic wall tile is not used.

#### Ceiling

- Replace all acoustical ceiling tile and grid.
- Existing light fixtures shall be replaced with recessed cans for ambient light and indirect light features for additional light levels.

#### Fixtures

- All wall mounted toilets should be changed out to floor mounted fixtures - accommodating a higher weight capacity.
- Replace sinks and faucets
- Replace plastic laminate vanity with solid surface.
- Toilet Compartments can be replaced with stainless steel or a comparable material.
- Replaced plumbing fixtures shall be hand's-free efficient and water efficient.

**PROJECT B - COMMON AREA (+/- 11,450 sqft)**

136 OFFICE  
137 OFFICE  
138 OFFICE  
139 OFFICE  
140 OFFICE  
141 LIB.  
142 FILES  
143 OPEN OFFICE  
144 CONF.  
145 MEETG. ROOM  
146 HEARING ROOM  
147 SNACK BAR  
133 FILES / COPY STOR.  
131 CONF. / LIB.  
128 OPEN OFFICE  
129 DIR.  
128 OFFICE  
124 MEETG. RM.  
123 OFFICE  
125 STOR.  
126 WAITING  
127 STOR.  
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The floor plan illustrates the 2nd floor of the Andrew Johnson Tower. The central area is designated as **PROJECT A - TENANT SPACE (+/- 14,530 sqft)**, which is the large purple-shaded region. To the left of this area is a cluster of rooms including a **ELEC. RM.**, **STAIR # 2**, **WOMEN** restroom, **MEN** restroom, and a **JOHN** (restroom). To the right of the central area is another cluster of rooms including a **TRF. EQUIP.** room, a **ELEV. LOBBY** with an upward-pointing arrow, and several elevator shafts labeled **ELEV. # 1** through **ELEV. # 5**. Further to the right are a **REST. ELEV.**, a **REST. ELEV. LOBBY**, **STAIR # 3**, and a **MEDIC. RM.**. The bottom of the plan shows a long corridor with several doorways leading to other areas. The text **PROJECT B - COMMON AREA (+/- 1370 sqft)** is located at the bottom center, below the main tenant space area.